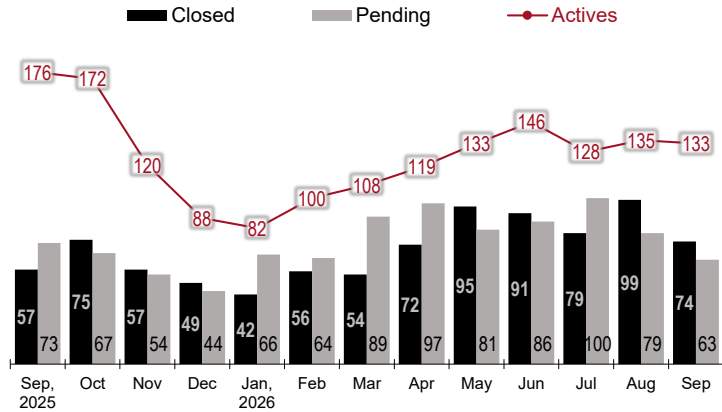


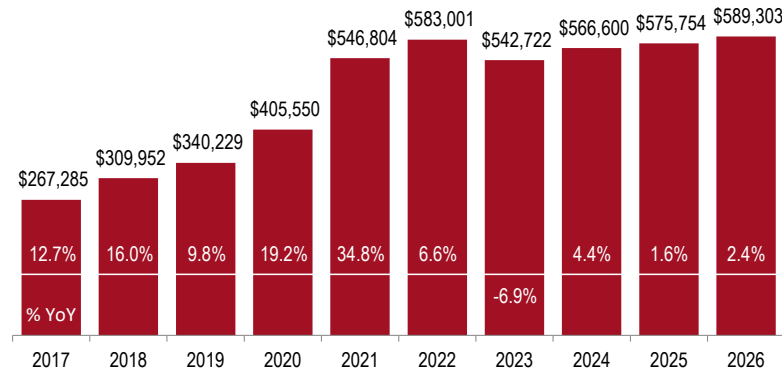
EXISTING MARKET STATISTICS | SEPTEMBER 2026

SOUTH MERIDIAN – 83642

Market Trends



Average Sold Price: Historical



Report Criteria:

Single Family (<2 acres), Condo, Townhouse, <10K SF
Minimum: 1bed, 1bath, \$2K ask price Age: <1 yr - 81+ yrs

Price in \$1000's	Current to Date		12 Mths Sold	Average based on 12 Month Solds Oct 1, 2025 - Sep 30, 2026							
	Active	Pending		Months of Inventory	Orig Price	Sold Price	Sold to Orig Ratio	Avg Sq Ft	\$ per SqFt	CDOM	% Distressed
0 - 100K	—	—	—	—	\$ —	\$ —	—	—	—	—	—
100 - 150K	—	—	—	—	—	—	—	—	—	—	—
150 - 199K	—	—	—	—	—	—	—	—	—	—	—
200 - 249K	—	—	—	—	—	—	—	—	—	—	—
250 - 299K	2	2	7	3.4	273,536	254,271	93.0%	1,048	242.66	8	—
300 - 349K	1	1	9	1.3	330,432	330,577	100.0%	1,085	304.62	8	—
350 - 399K	6	6	94	0.8	384,768	386,163	100.4%	1,368	282.35	35	—
400 - 499K	27	19	268	1.2	449,425	447,883	99.7%	1,671	268.01	29	0.4%
500 - 599K	33	15	173	2.3	556,160	553,586	99.5%	2,162	256.07	44	0.6%
600 - 799K	37	11	182	2.4	699,679	694,377	99.2%	2,529	274.58	46	—
800 - 999K	15	8	78	2.3	887,864	879,046	99.0%	3,079	285.47	54	1.3%
1 - 1.5 M	9	1	27	4.0	1,157,544	1,120,673	96.8%	3,603	311.06	55	—
1.5 - 2 M	2	—	6	4.0	1,769,667	1,738,633	98.2%	4,837	359.44	35	—
> 2 M	1	—	3	4.0	2,266,600	2,216,600	97.8%	5,752	385.34	72	—
Total	133	63	847	1.9							0.4%

Average Price \$686,894 \$574,787 \$589,303 \$603,554 \$589,303 97.6% 2,139 \$276 39

Median Price \$590,000 \$519,500 \$525,000

KELLERWILLIAMS
REALTY BOISE

Report Date:
Oct 5, 2026

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The information provided is derived from the Intermountain MLS. It is deemed reliable but not guaranteed.